

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Gilroy

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Gilroy Ca 95020

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Reporting Period by Calendar Year: from Jan 2009 to Dec 31, 2009

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

HOUSING POLICY
DEVELOPMENT, HCD

JUL 19 2010

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

(CCR Title 25 §6202)

City of Gilroy

1/1/2009 - 12/31/2009

Table A

Annual Building Activity Report Summary - New Construction

[illegible]

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Gilroy
Reporting Period 1/1/2009 - 12/31/2009

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it's housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	19					19	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Gilroy

Reporting Period 1/1/2009 - 12/31/2009

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009														Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9										
Very Low	Deed Restricted	0	0	0															319	
	Non-deed restricted	0	0	0																
	Deed Restricted	21	0	0														21	196	
Low	Non-deed restricted	0	0	0																
	Deed Restricted	3	0	0														3	261	
	Non-deed restricted	7	0	0														7		
Moderate	Deed Restricted	271																		
	Non-deed restricted																			
Above Moderate		808	261	21	19													301	507	
Total RHNA by COG.																				
Enter allocation number:		1,615																		
Total Units		292	21	19														332		
Remaining Need for RHNA Period																				1,283

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Gilroy
Reporting Period 1/1/2009 - 12/31/2009

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.01 City Leadership	serve in active role in attaining objectives of HE	Ongoing	Provides direction to staff, Housing Advisory Committee and community on housing issues and developments in the City
7.02 Public Participation	encourage public participation in formulation and review of City's housing policies	ongoing	Housing Advisory Committee established 2005 meets regularly during the year for review and comment to city council and local agencies on housing issues in the City.
7.03 Interagency Collaboration for Lower Cost Housing	Establish relationships in order to provide low cost housing in City	2008-2013	the City has applied & received financial assistance for for-sale housing construction loan and dap assistance, and applied for tax credits for multi-family housing projects that are existing and proposed development
7.04 Equal Housing Opportunity	Promote equal housing opportunities for all residents	ongoing	City continues to provide funding with non profit to provide fair housing assistance and counseling for residents
7.05 Community Diversity	Maintain diversity by creating a variety of housing options		Affordable new developments in Neighborhood Districts must provide variety of housing types for sale or rent mixed with neighborhood retail and community amenities. Downtown projects by their location include variety of housing types
8.01 Maintenance and Rehabilitation of Existing housing	Promote conservation and maintenance and of existing affordable housing in poor condition	ongoing	NOFA is published on an annual basis for rehabilitation of multi-family properties in the MFRSA area. The City uses CDBG funds and gilroy's Housing Trust Fund to assist in improvement of substandard housing
8.02 Protection of Rental Housing stock	Preserve units at-risk of conversion from low-income uses	ongoing	The City does provide for regular monitoring of deed-restricted units and works with HUD and local county Housing Authority on programs to maintain at risk units
8.03 Regulation of Conversions	Discourage conversion of residential units to commercial uses	ongoing	The City does not encourage commercial uses in residential housing units. The downtown area does allow office and retail business uses on first floor/2nd floors within certain districts of the specific plan.
8.04 Historic and Architectural Resources	Preserve units with historical significance	ongoing	The Historic Heritage Commission meets regularly to review permits and applications for structures in the downtown area and reviews regulations and policies to encourage preservation of historic resources in the City
8.05 Community Preservation	Ensure housing goals and historic preservation are compatible goals	ongoing	The Downtown specific Plan adopted 2006 outlines a new vision of the area promoting mixed-use development and preservation of historic structures.
8.06 Housing Design	Protect character of existing neighborhoods and provide attractive areas by encouraging excellent project design	since 2005 - ongoing	The Neighborhood Districts ordinance adopted 2005 must contain housing that is compatible with existing surrounding neighborhoods

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Gilroy
Reporting Period 1/1/2009 - 12/31/2009

8.07 Family Housing Amenities	Encourage adequate provisions in new developments	ongoing	The Neighborhood Districts ordinance adopted 2005 encourages amenities for families, seniors, special needs housing as a matter of policy for new developments
8.08 Mobile Homes	Conserve affordable mobile home opportunities	ongoing	The mobile home rent stabilization ordinance is designed to curb unreasonable rent increases on park tenants and establish a process for rental increase disputes between park owners and tenants.
9.01 Jobs-Housing Balance	create balance community with job opportunities and adequate housing options	ongoing	the Downtown Specific Plan adopted 2006 is designed to recommend economic development strategies to attract viable and desirable businesses to districts within the Plan
9.02 Neighborhood Districts	Support implementation of neighborhood districts to achieve diverse housing types	since 2005-ongoing	City adopted ND policy June 2005 that requires 15% of all new housing be affordable to lower income and moderate income households. Affordable housing to be disbursed throughout the overall community
9.03 Mixed Use Development	Encourage mixed residential and commercial uses	since 2005-ongoing	the City adopted ND policy in 2005 requiring mixed uses and the Downtown Specific Plan was adopted 2005. Since 2005 the downtown districts have seen almost 800 units approved for development, many with commercial and retail uses included in the project
9.04 Accessory Units	Encourage construction of accessory dwelling units in R-1 zones	since 2007-ongoing	Oct 2007 adopted Accessory dwelling unit ordinance to streamline application process for owners and the City is reviewing the policy to further encourage the development of these units in existing neighborhoods

10.01 Multi-Family Housing construction	Encourage the construction of multi family units suitable for lower income households and large families	ongoing	Affordable Housing Exemption was designed to encourage private developers to construct housing that is affordable to very low, low and median income households. Since 2005, 350 exemptions have been allocated to developers of high density projects
10.02 Affordable Housing Development Incentives	Encourage the private sector to develop affordable housing units	2005	Affordable Housing Exemption was adopted in 2005 to encourage developers to construct affordable units by granting an exemption from RDO for affordable homes in the City. Over 500 units have been approved as exempt since 2005
10.03 Neighborhood Districts and RDO	Develop implementation mechanisms for the ND to ensure affordable housing development	2005	the ND ordinance adopted in 2005 requires that 15% of all new master planned housing units be affordable and be disbursed throughout the neighborhoods
10.04 Rental and Purchase Assistance Programs	Continue to participate in Section 8 Housing Voucher Programs	2005	In 2005 City created a Housing Trust Fund to provide downpayment assistance to home buyers and fund up front costs on new multi-family developments
10.05 Home Sharing	Encourage house sharing programs operated by non profit organizations	2004	The City had funding available for this program but did not receive applications from service providers for the funds
10.06 Long-term affordability	Ensure that housing units that receive public monies maintain long term affordability	2005	In 2008 the City finalized a resale restriction agreement for 30 years that is to be used for for-sale affordable housing units produced in the City. Affordable multi-family rental projects provide a 55 year affordability agreement with the City
10.07 Innovative Housing Approaches	Encourage innovative approaches to financing and design of housing units to increase availability	2008-2013	City applied and has approved CalHFA construction financing for an attached townhome project that is 100% ow income for sale units, the loan was modified to be a revolving loan program for four buildings in the project.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		City of Gilroy	
Reporting Period		1/1/2009 - 12/31/2009	
10.08 Cooperative Ventures	Encourage ventures between owners, developers and non profit groups to create BMR units	2000-ongoing	Between 2000 and 2003 the City encouraged a private developer and non profit developer to collaborate on a 380 subdivision that provided a mix of market rate, BMR, self-help for sale homes in addition to multi-family rental and disabled units
10.09 Mobile Homes	Encourage new mobile homes and manufactured home developments	ongoing	The City encourages developers to consider sites within the urban boundary within proximity of services and transportation for new projects.
10.10 New Housing eligible for subsidy	Encourage new projects to pursue Section 8 subsidies	Ongoing	The City encourages multi-family developers to pursue Section 8 subsidies from the County of Santa Clara and provides written support for their applications to the County
10.11 Housing Infill Opportunities	ID infill opportunity areas where affordable housing might be developed	2006-ongoing	City is reviewing regulatory incentives to encourage infill development. TheDowntown Specific Plan has fee waivers through 2010 for new and rehab developments since 2006
10.12 Section Criteria for Housing Infill Opportunities Sites	develop policy to encourage infill projects exempt from RDO that can be completed within 3 years	2009-2010	Shovel ready ordinance being reviewed by staff and council for adoption for infill projects that can be completed within 3 years from approval timeframe
11.01 Special Needs	Encourage a mix of housing units throughout the City	ongoing	The Neighborhood Districts that are dispersed throughout the city are required to provide a mix of housing types, prices and rental rates within the developments
11.02 Adaptable Units for People with Disabilities	Encourage development for persons with disabilities	ongoing	City does periodically review its regulations and procedures to determine any constraints on housing for persons with disabilities
11.03 Affordable Units for Large Families	Encourage construction of affordable units with 3 or more bedrooms	Ongoing	The affordable housing exemption program does encourage bedroom units of 3 or more within the project.
11.04 Residential Care Facilities for Seniors	Encourage senior housing new residential neighborhoods, public transit and within walking distance of shopping and restaurants	Ongoing	The City does encourage new residential facilities for seniors to serve the city's residents. Especially projects those that are close to services and existing senior facilities
11.05 Emergency Shelter Facilities and Transitional housing	Support the provision of emergency shelter facilities and transitional housing for families and persons who are homeless	2005-2013	Site was acquired and zoned for transitional and emergency shelter housing; transitional apts completed 2005, shelter site being redesigned as permanent housing for chronically homeless. An application submitted late in 2009
11.06 Potential Sites for New Emergency Shelter Facility	Use specific criteria to identify potential shelter facility in Gilroy	2-5-2013	A specific location was identified and approved in 2004-05 with local community support.No funding available for non-profit to build shelter. In 2009 is being reviewed as permanent apt housing for chronically homeless
Adequate Sites Sites 65583 (c) (1)	Identify sites and zoning to accommodate unmet RHNA need specifically for very-low and low income	2009-2013	City is in process of identification of specific sites to meet prior period and current period RHNA numbers
Remove or mitigate constraints (65583(c) (3)	Identify constraints to the maintenance, improvement and development of affordable housing for all income levels and persons with disabilities	ongoing	See above items 11.02, 11.03, 10.01, 10.02, and 10.06

HOUSING POLICY
DEVELOPMENT, HCD

MAY 04 2009

**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City Name City of Gilroy

Mailing Address 7053 Rosanna Street, Gilroy, CA 95020, Attn: HCD Department

Contact Person Suzanne Burns-Tobin

Phone: 408.846-0242 **Fax:** 408.846-0291 **E-Mail:** Suzanne.Tobin@ci.gilroy.ca.us

Reporting Period by Calendar Year: from January 1, 2008 **to** December 31, 2008

These forms and tables, (see sample-next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Gilroy
Reporting Period 1/1/2008 - 12/31/2008

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
							0				
(9) Total of Above Moderate from Table A2							21				
(10) Total by income units							21				
(Field 5) Table A							21				

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Jurisdiction City of Gilroy
Reporting Period 1/1/2008 - 12/31/2008

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	19	2				21

(CCR Title 25 §6202)

City of Gilroy

1/1/2008 - 12/31/2008

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

[illegible]

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Gilroy
Reporting Period 1/1/2008 - 12/31/2008

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .	Deadline in H.E.	Status of Program Implementation
Name of Program	Objective		
7.01 City Leadership	serve in active role in attaining objectives of HE	ongoing	Ongoing
7.02 Public Participation	encourage public participation in formulation and review of City's housing policies	ongoing	Housing Advisory Committee established 2005 meets regularly to review and comment on housing issues in the City.
7.03 Interagency Collaboration for Lower Cost Housing	Establish relationships in order to provide low cost housing in City	ongoing	the City has applied on behalf of a local non-profit for financial assistance for for-sale and multi-family housing
7.04 Equal Housing Opportunity	Promote equal housing opportunities for all residents	ongoing	
7.05 Community Diversity	Main diversity by creating a variety of housing options	ongoing	Affordable new developments in the City receive PUD or density bonus to create the highest number of affordable units at a site to mitigate costs associated with development of affordable housing
8.01 Maintenance and Rehabilitation of Existing housing	Promote maintenance and rehabilitation of structures in poor condition	ongoing	NCEA is published on an annual basis for rehabilitation of multi-family properties in the NRSA area.
8.02 Protection of Rental Housing stock	Encourage the conservation of rental units, & support subsidy programs for existing housing	ongoing	The City does provide for regular monitoring of deed-restricted units and is developing a program to partner with non-profit housing providers and develop a preservation strategy.
8.03 Regulation of Conversions	Discourage conversion of residential units to commercial uses	ongoing	The City does not encourage commercial uses in residential housing units. The downtown area does allow some office and business uses within certain districts of the specific plan.
8.04 Historic and Architectural Resources	Preserve units with historical significance	ongoing	The Historic Heritage Commission meets regularly to review permits and applications for structures in the downtown area.
8.05 Community Preservation	Ensure housing goals and historic preservation are compatible goals	ongoing	The Downtown specific Plan adopted 2006 outlines a new vision of the area promoting mixed-use development and preservation of historic structures.
8.06 Housing Design	Protect character of existing neighborhoods and provide attractive areas by encouraging excellent project design	2005	The Neighborhood Districts ordinance adopted 2005 must contain housing that is compatible with existing surrounding neighborhoods

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Gilroy
Reporting Period 1/1/2008 - 12/31/2008

8.07 Family Housing Amenities	Encourage adequate provisions in new developments	2005	The Neighborhood Districts ordinance adopted 2005 encourages amenities for families, seniors, special needs housing as a matter of policy
8.08 Mobile Homes	Conserve affordable mobile home opportunities	ongoing	The mobile home rent statization ordinance is designed to curb unreasonable rent increases on park tenants and establish a process for rental increase disputes between park owners and tenants.
9.01 Jobs-Housing Balance	create balance community with job opportunities and adequate housing options	2006	the Downtown Specific Plan adopted 2006 is designed to recommend economic development strategies to attract viable and desirable businesses to districts within the Plan
9.02 Neighborhood Districts	Support implementation of neighborhood districts to achieve diverse housing types	2005	City adopted ND policy June 2005 that requires 15% of all new housing be affordable to lower income and moderate income households.
9.03 Mixed Use Development	Encourage mixed residential and commercial uses	2005	the City adopted ND policy in 2005 requires mixed use and the Downtown Specific Plan was adopted 2005
9.04 Accessory Units	Encourage construction of accessory dwelling units in R-1 zones	2007	Oct 2007 adopted Accessory dwelling unit ordinance to streamline application process for owners
10.01 Multi-Family Housing construction	Encourage the construction of multi family units suitable for lower income households and large families	ongoing	The city's affordable housing exemption process is designed to encourage private developers to construct housing that is affordable to very low, low and median income households.
10.02 Affordable Housing Development Incentives	Encourage the private sector to develop affordable housing units	2005	Affordable Housing Exemption was adopted in 2005 to encourage developers to construct affordable units by granting an exemption for affordable homes in the City
10.03 Neighborhood Districts and RDO	Develop implementation mechanisms for the ND to ensure affordable housing development	2005	the ND ordinance adopted in 2005 requires that 15% of all new housing be affordable
10.04 Rental and Purchase Assistance Programs	Continue to participate in Section 8 Housing Voucher Programs	2005	In 2005 City created a Housing Trust Fund to provide downpayment assistance to home buyers and fund multi-family new developments
10.05 Home Sharing	Encourage house sharing programs operated by non profit organizations	2004	The City had funding available for this program but did not receive applications from service providers for the funds
10.06 Long-term affordability	Ensure that housing units that receive public monies maintain long term affordability	2005	In 2008 the City finalized a resale restriction agreement for 30 years that is used for for-sale affordable housing units produced in the City

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Gilroy
Reporting Period 1/1/2008 - 12/31/2008

10.07 Innovative Housing Approaches	Encourage innovative approaches to financing and design of housing units to increase availability	2005	City applied and has approved CalHFA construction financing for an attached townhome project that is 75% low income for sale units, the loan was modified to be a revolving loan program for each building in the project.
10.08 Cooperative Ventures	Encourage ventures between owners, developers and non profit groups to create BMFR units	2000	Between 2000 and 2003 the City encouraged a private developer and non profit developer to collaborate on a 390 subdivision that provided a mix of market rate, BMFR, self-help for sale homes in addition to multi-family rental and disabled units
10.09 Mobile Homes	Encourage new mobile homes and manufactured home developments	ongoing	The City encourages developers to consider sites within the urban boundary for new projects.
10.10 New Housing eligible for subsidy	Encourage new projects to pursue Section 8 subsidies	ongoing	The City encourages multi-family developers to pursue Section 8 subsidies from the County of Santa Clara and provides written support for their applications to the County
10.11 Housing Infill Opportunities	ID infill opportunity areas where affordable housing might be developed	2005	City with non profit and other housing groups is reviewing regulatory incentives to encourage infill development. TheDowntown Specific Plan had fee waivers through 2009 for all residential development that occurred since 2006
10.12 Section Criteria for Housing Infill Opportunities Sites	Use 7 criteria to identify infill sites	2005	Still in process with Downtown Specific Plan emphasis
11.01 Special Needs	Encourage a mix of housing units throughout the City	2005	The Neighborhood Districts that are dispersed throughout the city are required to provide a mix of housing types, prices and rental rates within the developments
11.02 Adaptable Units for People with Disabilities	Encourage development for persons with disabilities	ongoing	City does periodically review its regulations and procedures to determine any constraints on housing for persons with disabilities
11.03 Affordable Units for Large Families	Encourage construction of affordable units with 3 or more bedrooms	ongoing	The affordable housing exemption program does encourage bedroom units of 3 or more within the project.
11.04 Residential Care Facilities for Seniors	Encourage senior housing new residential neighborhoods, public transit and within walking distance of shopping and restaurants	ongoing	The City does encourage new residential facilities for seniors to serve the city's residents.
11.05 Emergency Shelter Facilities and Transitional housing	Support the provision of emergency shelter facilities and transitional housing for families and persons who are homeless	2005	Site was acquired and zoned for transitional and emergency shelter housing; transitional apts completed 2005, shelter on hold due to lack of funding since 2005
11.06 Potential Sites for New Emergency Shelter Facility	Use specific criteria to identify potential shelter facility in Gilroy	2005	A specific location was identified and approved in 2004-05 with local community support.No funding available for non-profit to build shelter

PROGRAMS NOT INCLUDED IN PRIOR HOUSING ELEMENT

Adequate Sites Sites 65583 (c) (1)	Identify sites and zoning to accommodate unmet RHNA need, specifically for very-low and low income	2009	City is in process of identification of zoning and specific sites to meet prior period and current period RHNA numbers
Remove or mitigate constraints (65583(c) (3)	Identify constraints to the maintenance, improvement and development of affordable housing for all income levels and persons with disabilities	ongoing	See above items 11.02, 11.03, 10.01, 10.02, and 10.06